Document No. 4243
Adopted at Meeting of 9/30/82

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL SE-79
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Ping Sum Chan has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel SE-79 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Ping Sum Chan be and hereby is finally designated as Redeveloper(s) of Parcel SE-79 in the South End Urban Renewal Area.

2. That it is hereby determined that Ping Sum Chan possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Ping Sum Chan for the development of Parcel SE-79 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel SE-79 to Ping Sum Chan, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

FIRST NATIONAL BOSTON MORTGAGE CORPORATION
NEWTON, MASSACHUSETTS 02159

September 27, 1982

Ms. Maria Faria
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Ms. Faria,

This letter will verify that First National Boston Mortgage Corporation has committed the sum of $82,500.00 to Mr. and Mrs. Ping S. Chan for the construction/ permanent financing of the property located at 213-215 East Berkeley Street, Boston, MA.

During the processing of this loan we have verified that the Chans have sufficient liquid assets to cover the difference between the total construction cost $112,800.00 and First National Boston Mortgage Corporation's loan commitment of $82,500.00. In order to protect customer confidentiality we cannot disclose the sources or amounts of these assets.

If I can be of further assistance in this matter please do not hesitate to contact me.

Very truly yours,

John F. Spillane, Jr.

JFS/jmd

MEMORANDUM September 30, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPER OF PARCEL SE-79
213-215 EAST BERKELEY STREET

SUMMARY: This memorandum requests that the Authority finally designate Ping Sum Chan as Redeveloper of Parcel SE-79 in the South End Urban Renewal Area

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On May 6, 1982, Ping Sum Chan was tentatively designated as Redeveloper of Parcel SE-79 in the South End Urban Renewal Area, Project No. Mass. R-56. Parcel SE-79 is located at 213-215 East Berkeley Street and consists of a four-story brick structure on approximately 1,400 square feet of land.

Mr. Ping Sum Chan's submitted proposal called for the rehabilitation of a four-story brick building at 213-215 East Berkeley Street into four-residential units. The designee intends to occupy one of the units and to have the other three units as rental units.

The total rehabilitation cost has been estimated at $108,000.00. According to the financial information provided, it has been indicated that Mr. Ping Sum Chan has a firm financial commitment of $82,000.00 from the First National Boston Mortgage Corporation for construction/permanent mortgage. The balance which will be used to carry out the project will be financed from his personal funds.

Also, in compliance with all aspects and specifications of the Urban Renewal Plan, Mr. Ping Sum Chan's submitted drawings have been reviewed and approved by the Authority's Urban Design Department.

I, therefore, recommend that Mr. Ping Sum Chan be finally designated as Redeveloper of Parcel SE-79 in the South End Urban Renewal Area and that the final working drawings be approved.

An appropriate resolution is attached.

Parcel SE-79/213-215 E. Berkeley Street